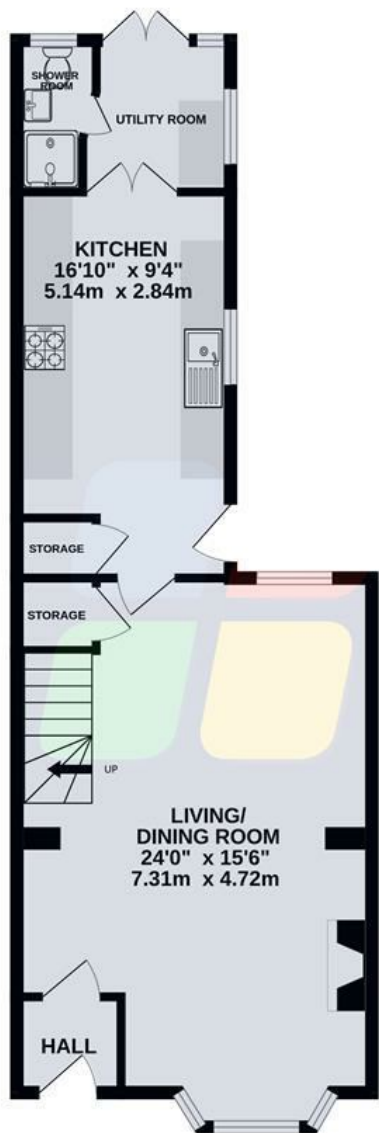
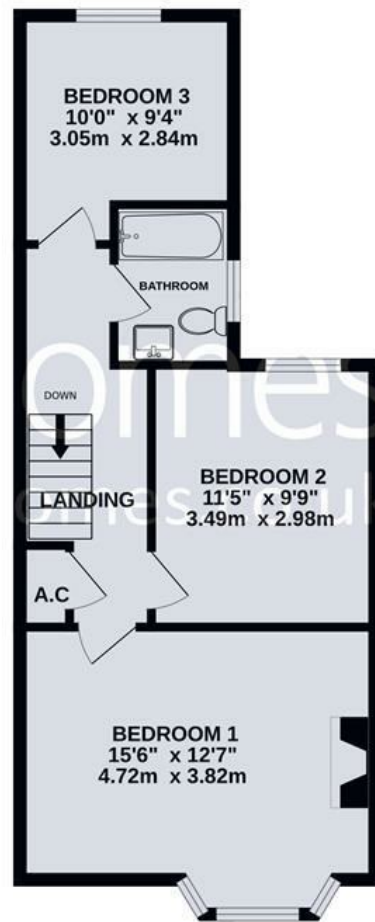


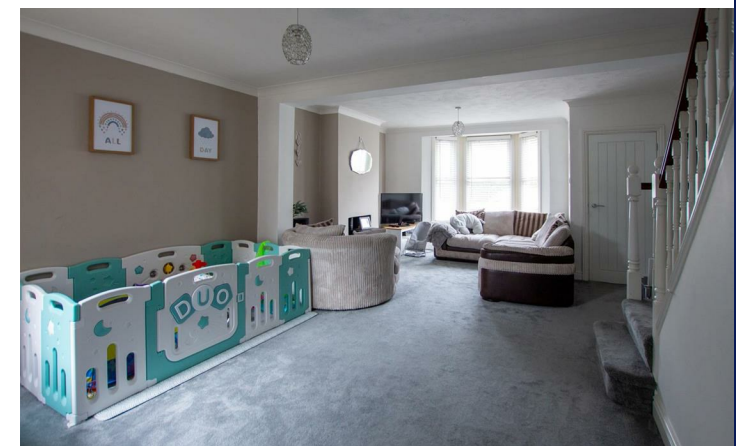
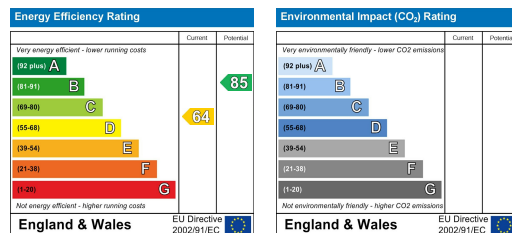
GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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12 Livingstone Road, Burgess Hill, West Sussex, RH15 8QP

Guide Price £415,000 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999
OPEN SEVEN DAYS A WEEK www.psphomes.co.uk

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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12 Livingstone Road, Burgess Hill, West Sussex, RH15 8QP

- What we like;
- Spacious Victorian House
 - Modern Kitchen
 - Living/Dining Room
 - Utility Room
 - Family Bathroom & Downstairs Shower Room
 - Landscaped Rear Garden

The House

A very well presented bay fronted three bedroom Victorian house with spacious accommodation throughout, landscaped south/east facing rear garden, ideally located a quiet road on the western side of town within easy walking distance of local schools, the town centre and St Johns Park.

Ground Floor

The ground floor comprises an entrance hall opening to a large dual aspect bay fronted living/dining room measuring approximately 24" x 15'6" with a log burner, under stairs storage and opens to the kitchen. The bright kitchen provides ample storage, with oak worktops, breakfast bar, space for kitchen appliances and an integrated oven and gas hob. The kitchen has side access to the rear garden and double doors leading to a recent extension, providing a utility room with plumbing for washing machine, double doors leading to the garden and a downstairs shower room with shower, wc and wash basin.

First Floor

The first floor comprises landing with doors leading to the bedrooms, bathroom, loft hatch access and a linen cupboard. The large bay fronted main bedroom faces the front with far reaching views and a feature cast iron fireplace. There are two further double bedrooms and a modern bathroom, with bath, shower over bath, wc and wash basin.

Further Attributes

Further attributes include gas central heating with combi boiler and Nest heating control, double glazing throughout, recent loft insulation and neutrally decorated throughout.



Outside

To the front parking is available on the road. To the rear is a South/East facing rear landscaped garden, measuring approximately 40". The private garden is mainly laid to lawn with terrace area, mature shrubs, shed and rear gated access.

Location

Livingstone Road is conveniently located centrally in Burgess Hill and offers easy access to the town centre, with its wide variety of facilities including a Waitrose supermarket., as well as links to the Triangle Leisure Centre and the A23 link road. Burgess Hill is surrounded by stunning countryside and picturesque villages including nearby Hassocks and Ditchling. There are very good road and for rail connections, with Burgess Hill mainline station is located approximately 1 mile and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

Finer Details

Tenure: Freehold
Title Number: SX11018
Local Authority: Mid Sussex District Council
Council Tax Band: C
Available Broadband Speed: Ultrafast (up to1000 Mbps)

